

Charming stone house to renovate. 2/3 bedrooms. Barn, small outbuildings, and non-adjacent land.



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Beaulieu-sur-Sonnette |
| Department: | Charente              |
| Bed:        | 3                     |
| Bath:       | 0                     |
| Floor:      | 110 m2                |
| Plot Size:  | 1382 m2               |

## IN BRIEF

A wonderful renovation project for this characterful old house.

Located in a typical Charente village, this property and its beautiful barn (not attached but just opposite the house) offer a great opportunity to own a charming pied-à-terre in the Charente.

The house, with its authentic charm, offers around 110 m<sup>2</sup> and the possibility of 3 bedrooms. Behind the barn, a lovely plot of land and stunning views over the valley provide even more potential.

The nearest village with amenities is only 8 km away, Chasseneuil is 13 km, and Angoulême with its TGV station is 45 km.

Limoges airport is 70 km away.

## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This property comprises :

\*An old dwelling house with currently 2 rooms on the ground floor and 3 rooms on the first floor.  
Attic not suitable for conversion.

\*A barn (just a few steps away): approx. 80 m<sup>2</sup>

\*Small outbuildings

\*Underground water reserve

\*Courtyard in front of the barn

\*Plot/Garden behind the barn.

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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 323 EUR

Taxe habitation: EUR

## NOTES